



Lloyd Building

Landmarks Preservation Board

Meeting 02

November 12, 2021



LLOYD BUILDING

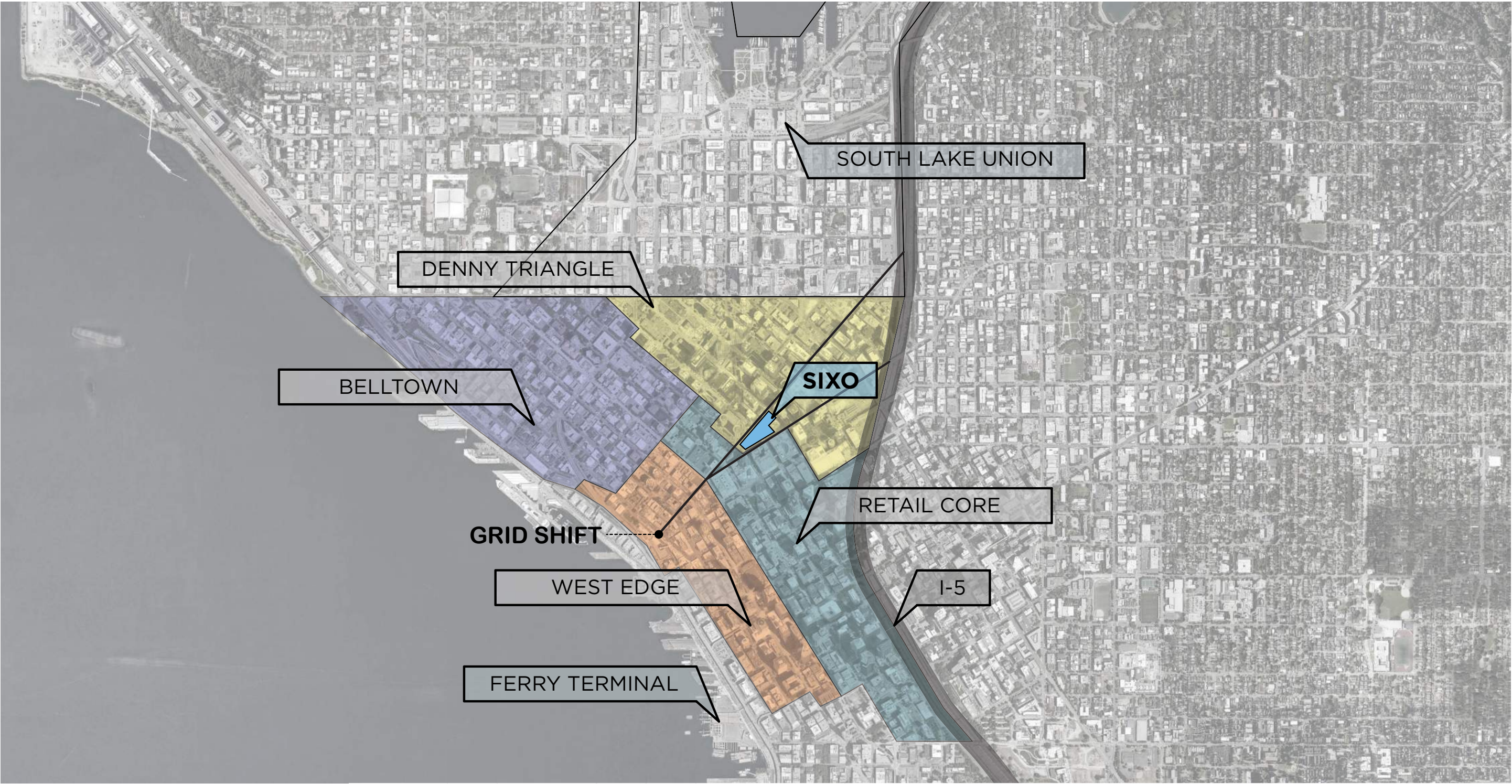
Kilroy Realty Corporation Introduction

CBS Columbia Sq, Hollywood Historic Rehabilitation



Kilroy Realty

- Over 70 years of experience in the acquisition and management of office and mixed use real estate
- Notable Historic Rehabilitation projects include the iconic CBS Columbia Square Building in Hollywood, which earned a Conservancy Preservation Award in 2017
- GRESB, Sustainability leader in the Americas across all assets, 2021
- NAREIT Leader in the Light Award, Office Sector 2014 - 2020
- EPA's highest honor, ENERGY STAR Partner of the Year award, 2014 - 2020
- Third Quarter 2021 Portfolio includes 78% LEED certified projects; 64% WELL Health Safety Rated projects; (additional KPIs - 72% ENERGY STAR certified, 44% Fitwel Certified)



LLOYD BUILDING

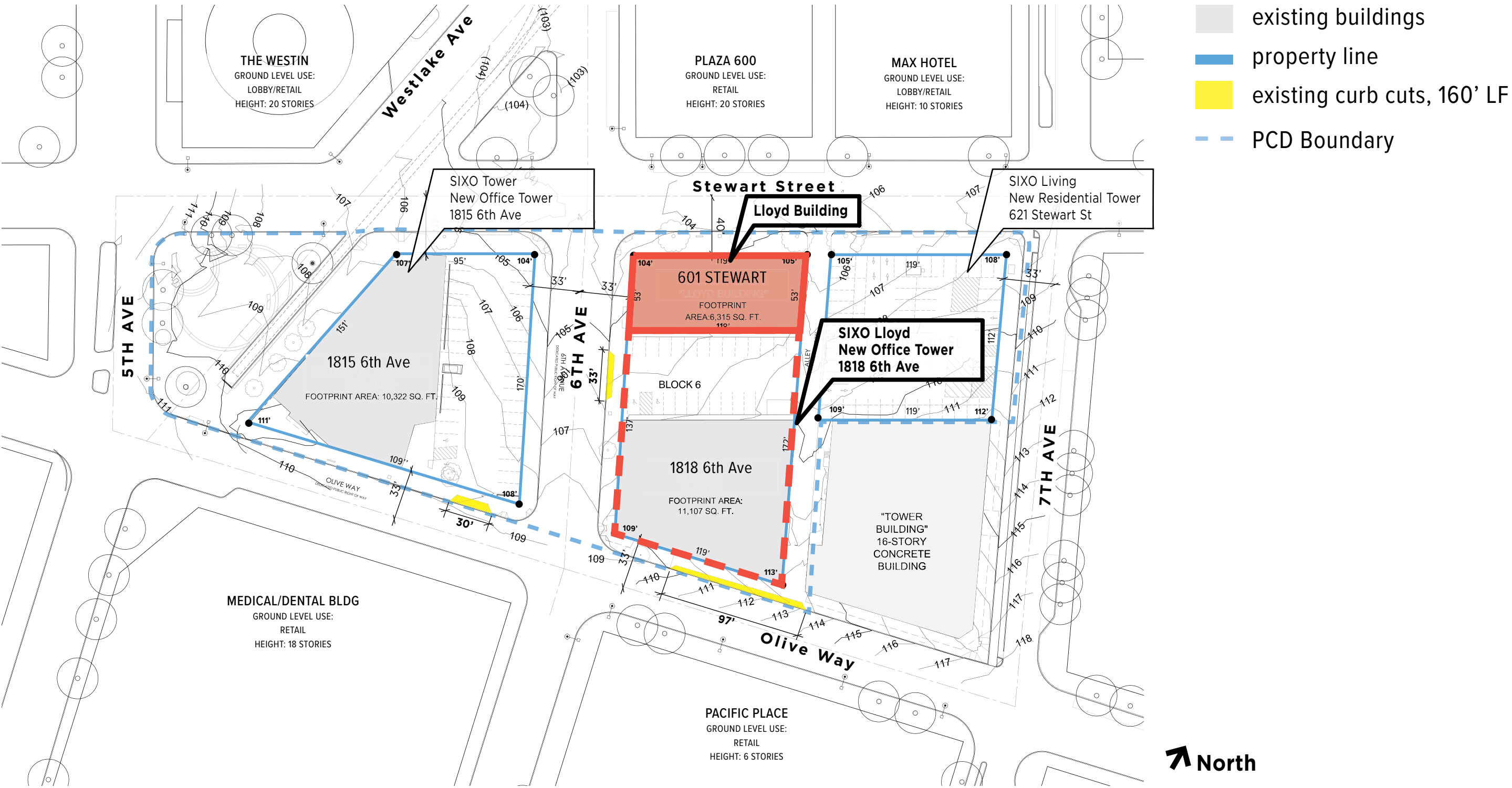
Context Map



November 12, 2021

LLOYD BUILDING

Existing Site Map



November 12, 2021

LLOYD BUILDING

Historical Information & Existing Condition - Street Views

HISTORICAL INFORMATION

LANDMARKED & SPECIAL CHARACTERISTICS

- Architect: Victor Voorhees
- Date of Completion: 1926
 - 10 story office building
 - Concrete structure
 - Brick and terra cotta cladding
 - Beaux Arts Renaissance style
- Date of Landmark designation: 2010

Designated a Seattle Landmark based on satisfaction of the following standards for designation of SMC 25.12.350:

D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction; or

E. It is an outstanding work of a designer or builder.



View from 6th Ave. & Stewart St.



View of Facade on Alley



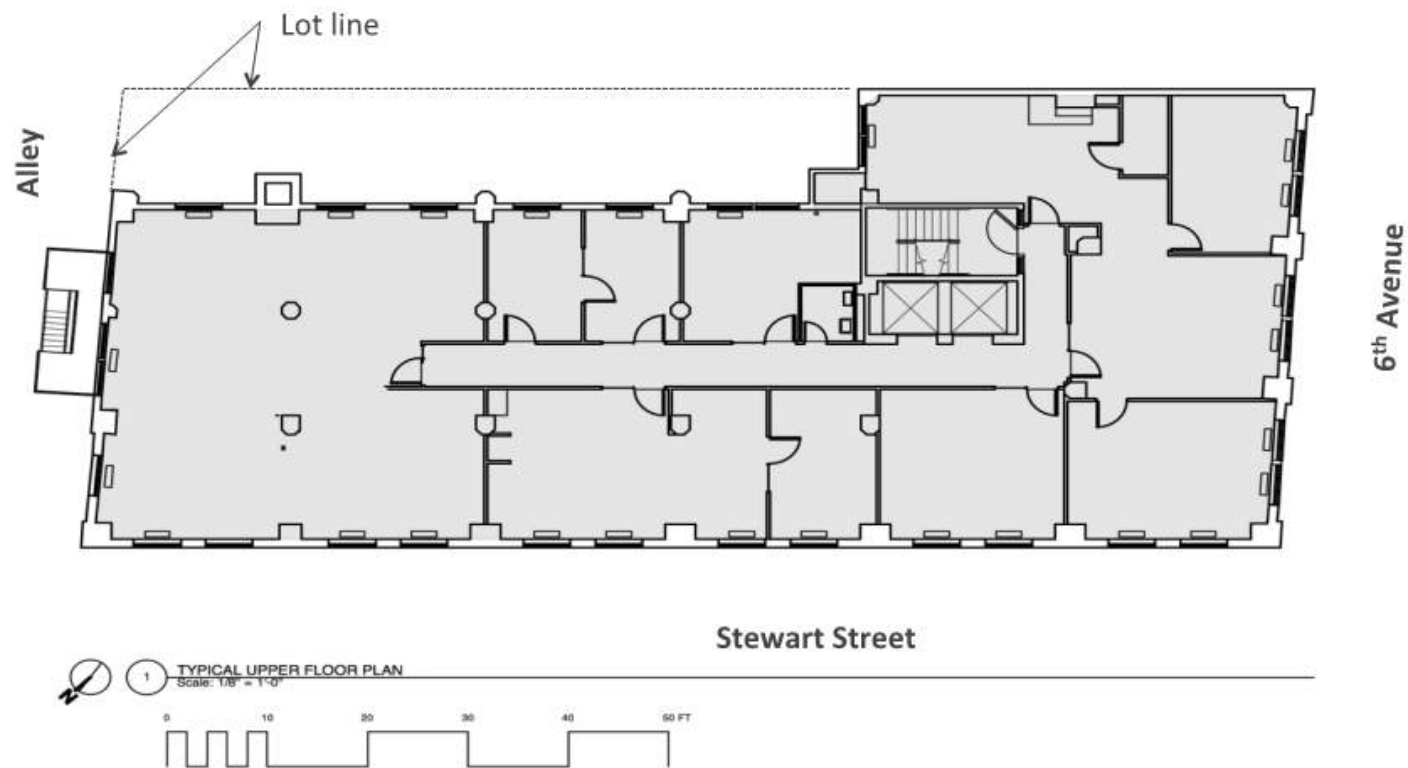
6th Ave. Facade



Ground level retail

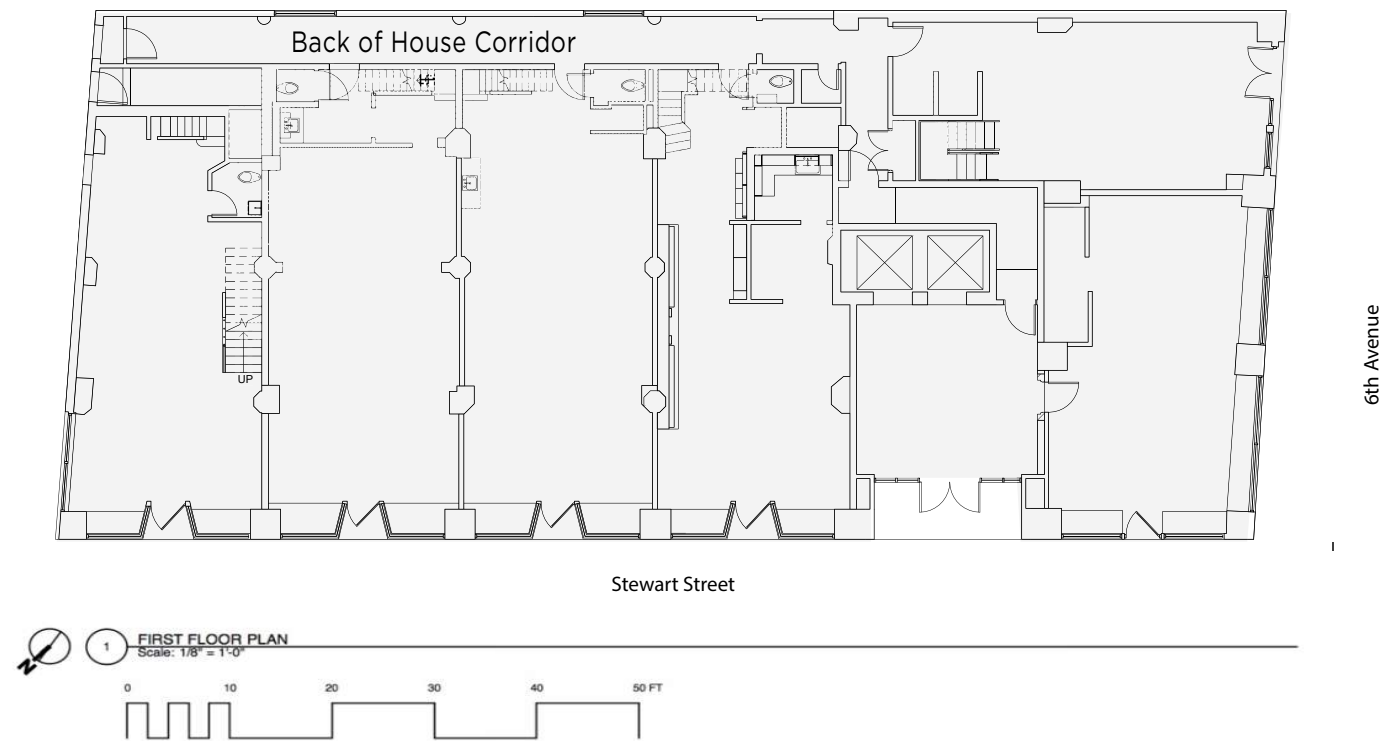


Backside view along Alley



Existing Typical Upper Floor Plan

North ↙



Existing Ground Floor Plan

North ↙

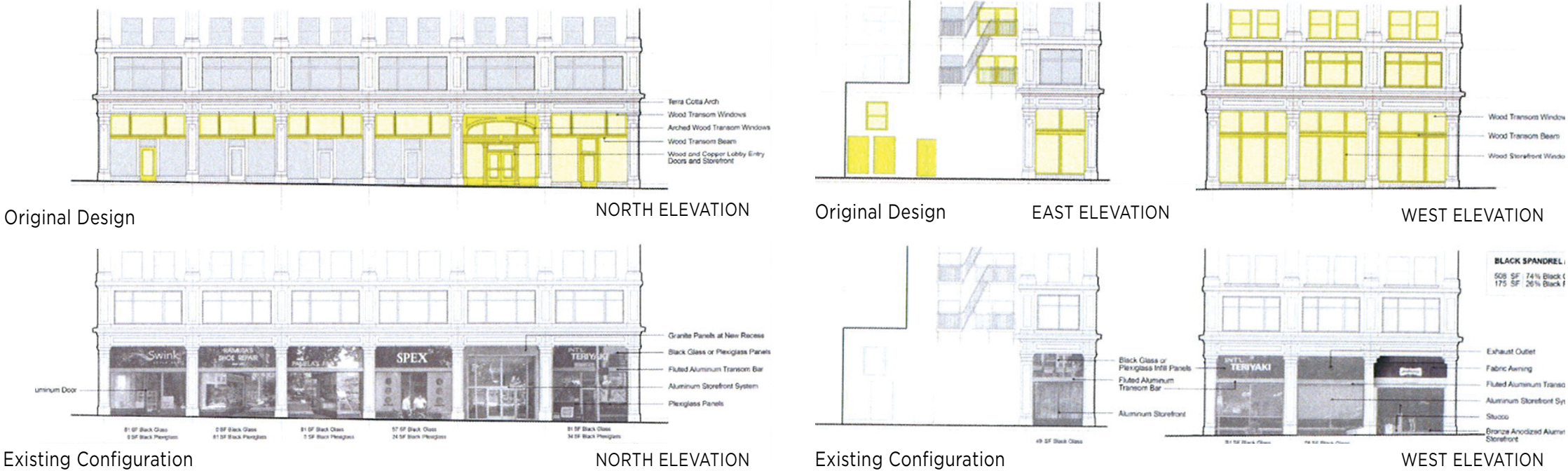
CURRENT CONDITIONS & CHALLENGES

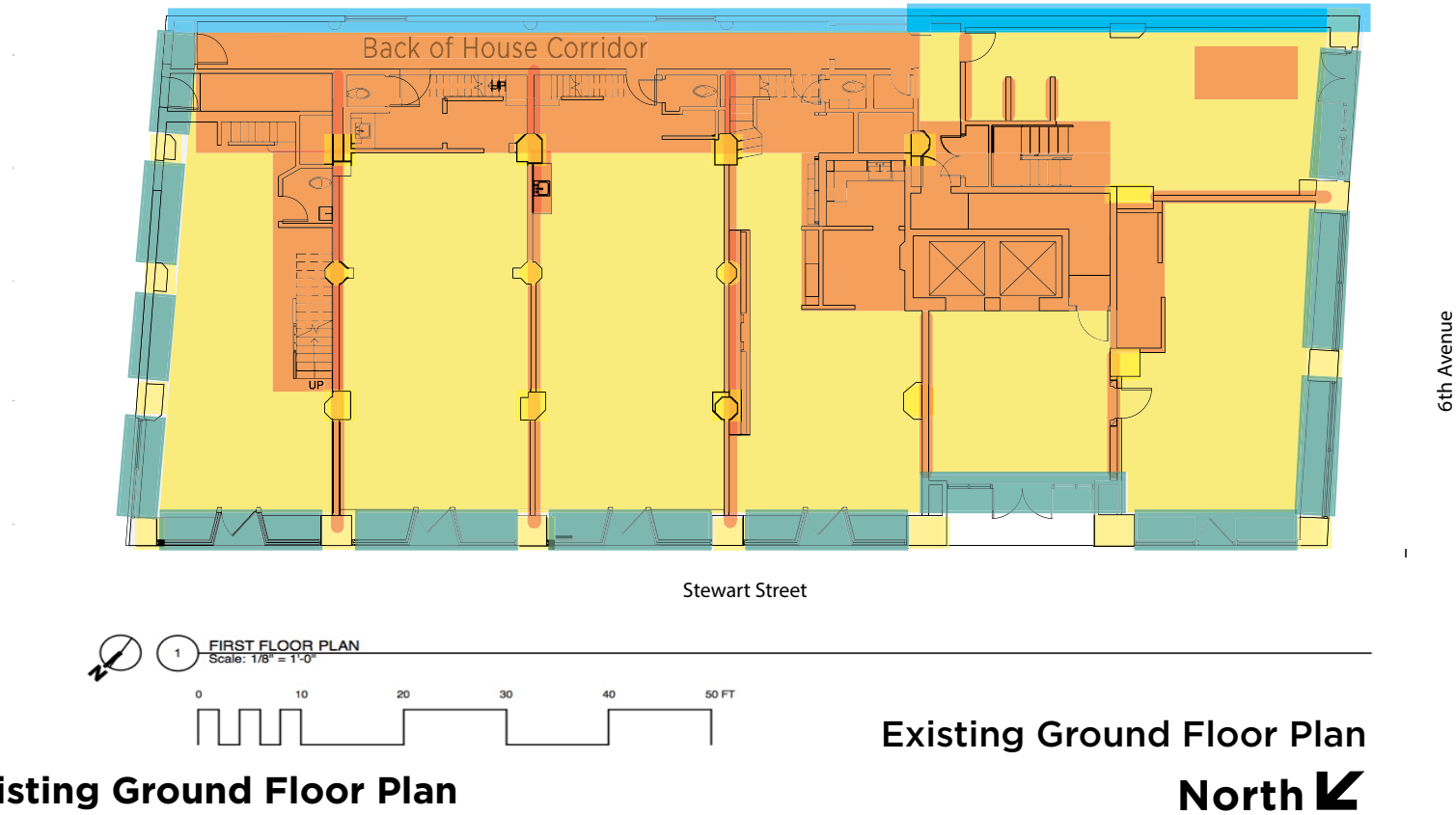
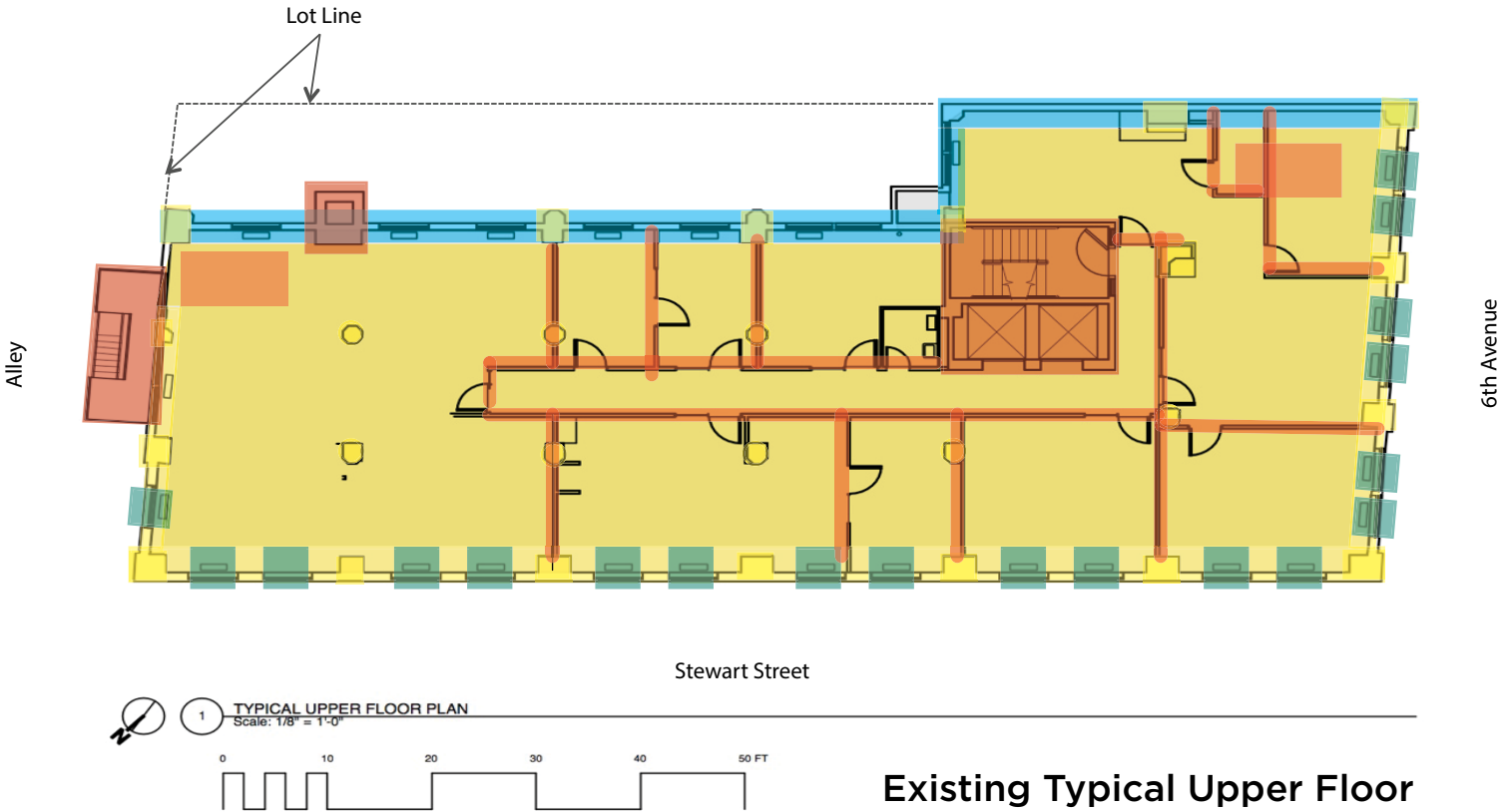
- Existing floor to floor height of 10', with 8'6" clear ceilings (well below market standard for office use).
- Lloyd structure is seismically deficient and requires a substantial alteration to bring it up to current structural code, requiring a complete structural core replacement and additional lateral support system
- Elevators do not meet current industry standards for service speed and load capacity and will need to be replaced
- Life and Safety - existing fire alarm system is outdated and requires a complete replacement to meet current code.
- Fire protection - the Lloyd building does not have a sprinkler system, a complete new fire water system and fire water storage system will need to be added.
- The restrooms and drinking fountains are not accessible and will need be updated to comply with current codes
- Restroom count is not sufficient to meet current codes, restrooms will be added
- Mechanical, electrical and lighting are outdated and will require complete replacement to meet current codes.
- The existing windows and envelope do not meet current energy code.

- Overview:
- 52% of wood windows replaced with vinyl and e-glass windows
 - Black spandrel replaced with black plexiglass
 - Wood transom beam replaced with aluminum
 - Faux terra cotta in certain areas on North Elevation

Note: KRC is working with Legacy Renovation Products & Services, Inc. to perform a Lloyd Building - Exterior Window Assessment to identify the recommended corrective work to perform at the historical designated facades.

Highlighted yellow zones indicate areas in which the historic facade has been altered through past building interventions and updates





Summary of Rehabilitation

Scope to be Preserved

- Structural Floors
- Existing Structural System: columns and beams
- North, West, East and portions of South Facades

Selective Removal

- South Facade

Removal/Replacement Scope

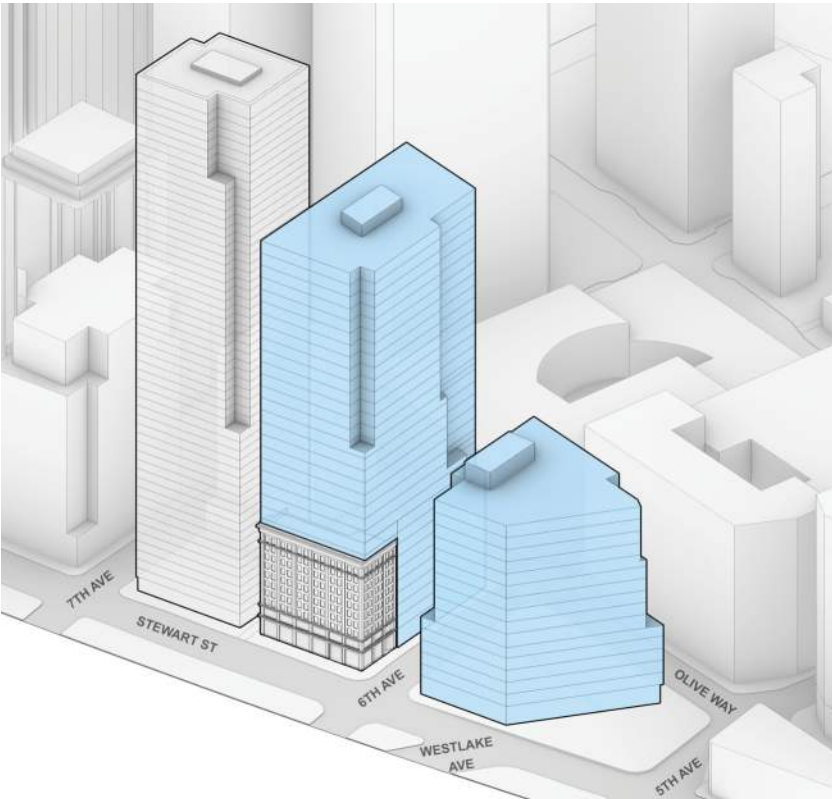
- Interior Partitions, Doors, and Stairs
- Interior Finishes
- Interior Wet and Dry Utilities
- Elevator Core
- Exterior Fire Escape
- Chimney
- Rooftop Mechanical Systems

Improvement Scope

- Exterior Windows
- Historic Wood to be refinished
- Non-Historic Vinyl to be replaced
- Ground Level Storefront and Entries
- Roofing and Insulation
- Terra Cotta cladding

- Scope to be Preserved
- Selective Removal
- Removal Scope
- Improvement Scope

ALLOWABLE MASSING, NO PCD



PRESCRIPTIVE MASSING, NO PCD

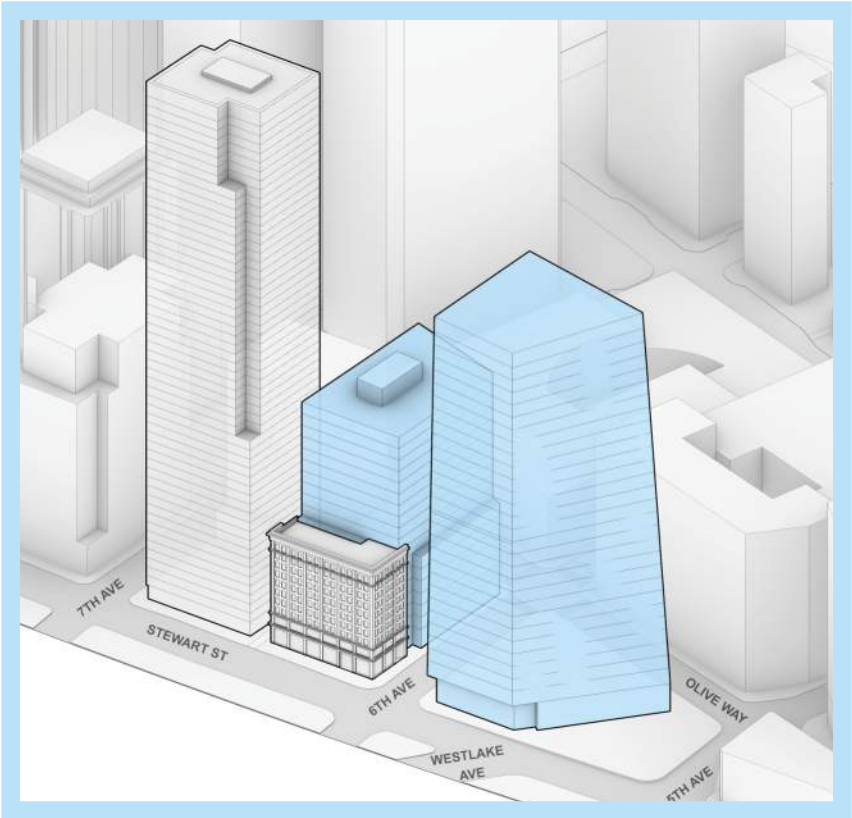
OPPORTUNITIES

- Accommodates available FAR on site
- Complies with bulk massing restrictions
- Optimal leasing depth for 1818 6th Ave

CHALLENGES

- Bulk and height of 1818 6th Ave tower diminishes prominence of Lloyd structure
- Extension of 1818 6th Ave over Lloyd building will require complete restructuring of Lloyd building, resulting in a ‘facadectomy’
- Separation between future Resi Tower and 1818 6th Ave is limited to 20’
- Due to 1818 6th Ave height, the majority of the future Resi tower’s west facing units will be encumbered by the proximity of 1818 6th Ave
- 1815 6th Ave has limited development capacity and marketability due to size and shape of site

FAR TRANSFER, WITH PCD



PREFERRED MASSING, PCD

OPPORTUNITIES

- Improved views west from 621 Stewart St Residential tower middle and upper floors
- Improved views west from 1815 6th Ave new Office Tower upper floors
- Improved tower separation between 621 Stewart St and 1815 6th Ave
- Opportunity for Private Open Space open to sky on Historic Lloyd Building Roof
- **Bulk and scale of 1818 6th Ave new office tower respects visual significance of Historic Lloyd Building, relates to scale of downtown shopping district**
- Tapered form of 1815 6th Ave tower responds to urban context, enhances access to light and views

CHALLENGES

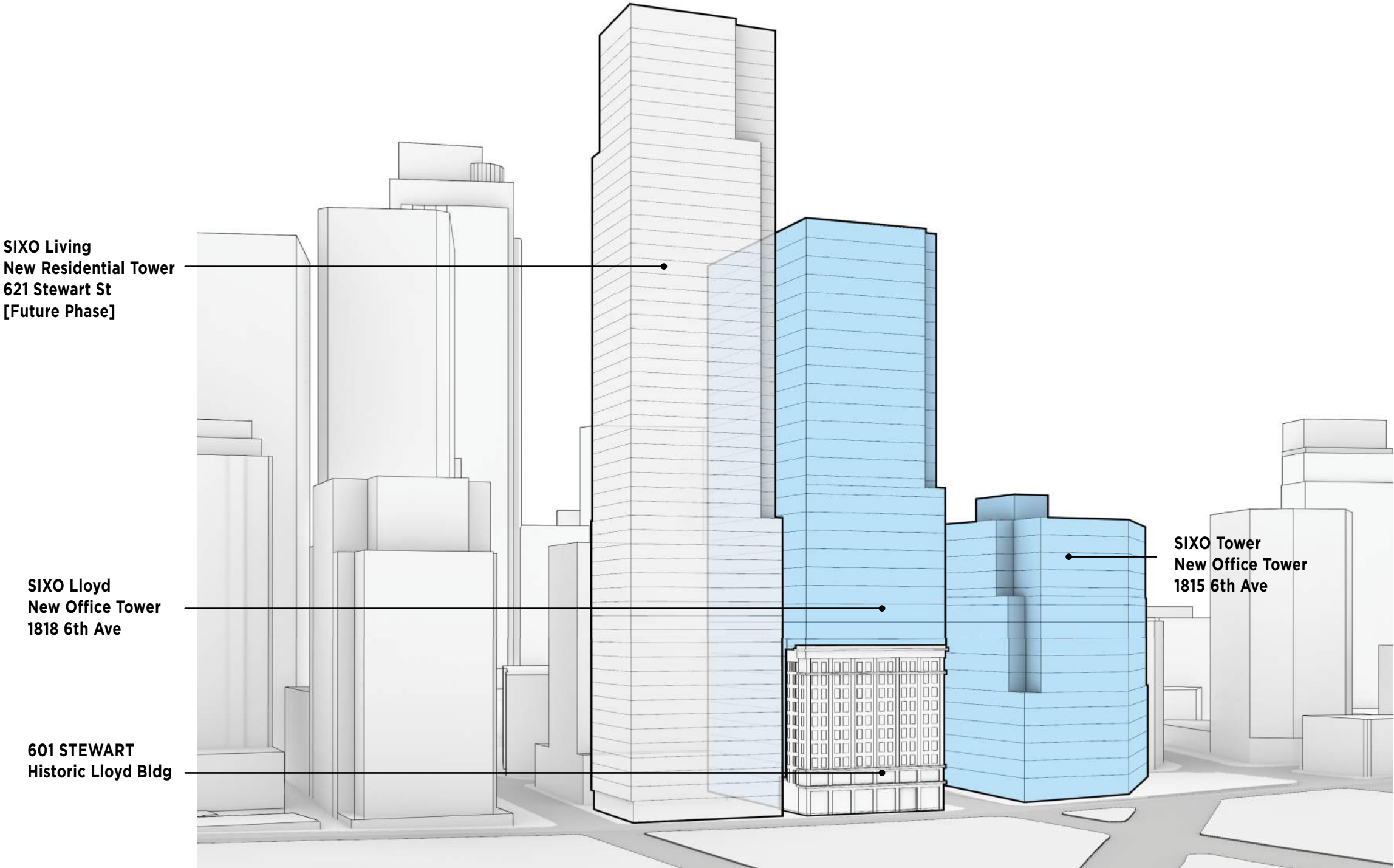
- Compromised footprint size for 1818 6th Ave new office tower

ALLOWABLE MASSING, NO PCD

Prescriptive (Maximum FAR)

NOTES:

- 621 Stewart St Residential tower (future phase) shown at maximum height of 550' w/ code required facade modulation
- 1818 6th Ave new office tower maximizes FAR of 1818 6th Ave Way @ approximately 30 stories, below the 500' maximum height limit, w/ code required facade modulation
- 1815 6th Ave new office tower maximizes FAR of 1815 6th Ave Way @ approximately 16 stories, below the 500' maximum height limit, w/ code required facade modulation



View along Stewart St. looking South

PREFERRED MASSING, WITH PCD

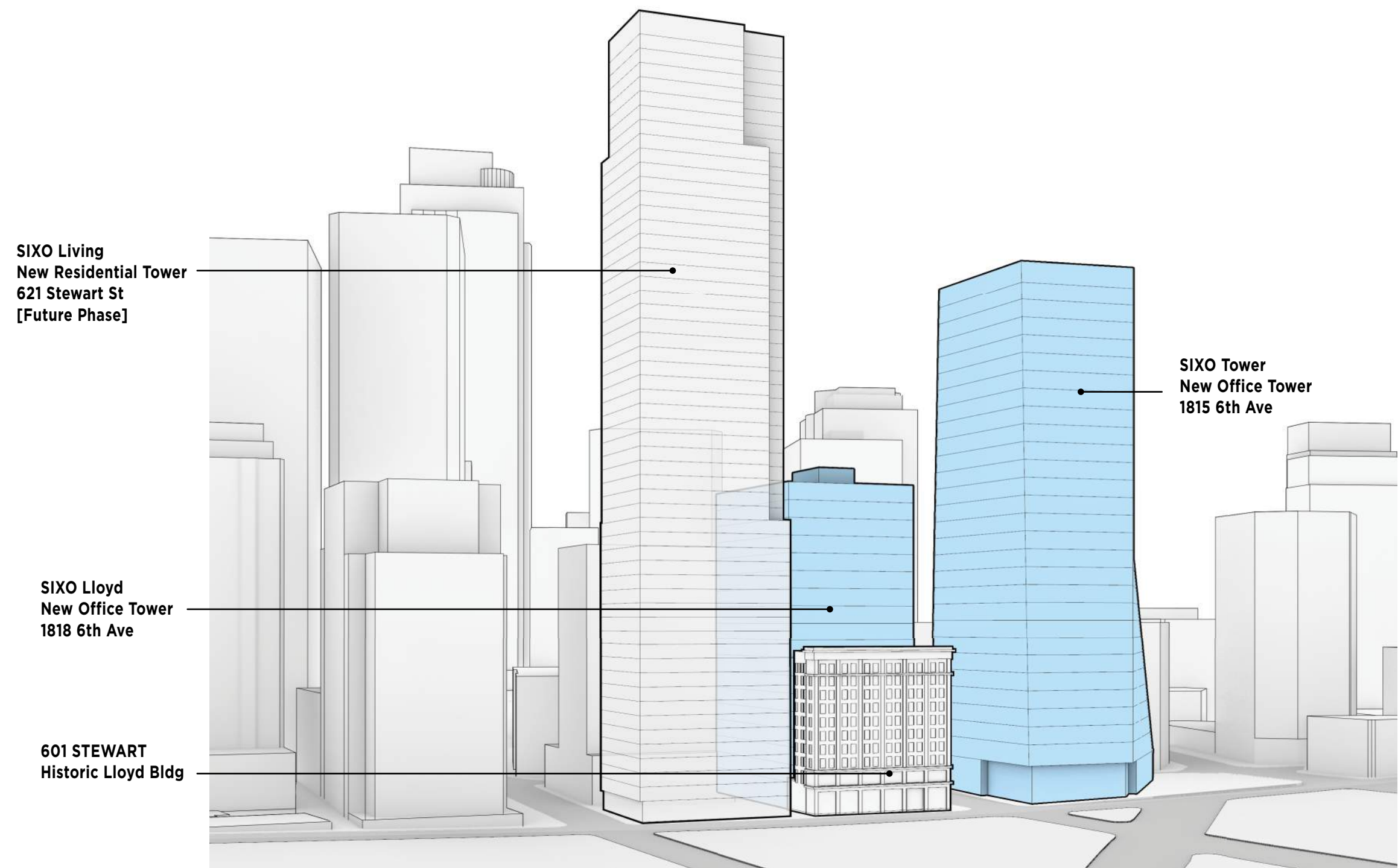
FAR transfer from 1818 6th Ave to 1815 6th Ave

NOTES:

- 621 Stewart St Residential tower (future phase) shown at maximum height of 550' w/ code required facade modulation
- With the Planned Community Development transfer of FAR from 1818 6th Ave to 1815 6th Ave, the New Office Tower on 1818 6th Ave would reach the allowable FAR at +/- 18 stories (240') before reaching the height limit.
- With the Planned Community Development transfer of FAR from 1818 6th Ave to 1815 6th Ave, the New Office Tower on 1815 6th Ave would reach it's allowable FAR at +/- 30 stories (420') before reaching the height limit of 500'

BENEFITS:

- Better separation of tall towers between New Residential Tower and New Office Tower
- Less mass and bulk adjacent to the Historic Lloyd Building
- No cantilever over Lloyd Building
- Less perceived mass and bulk for both New Office Towers

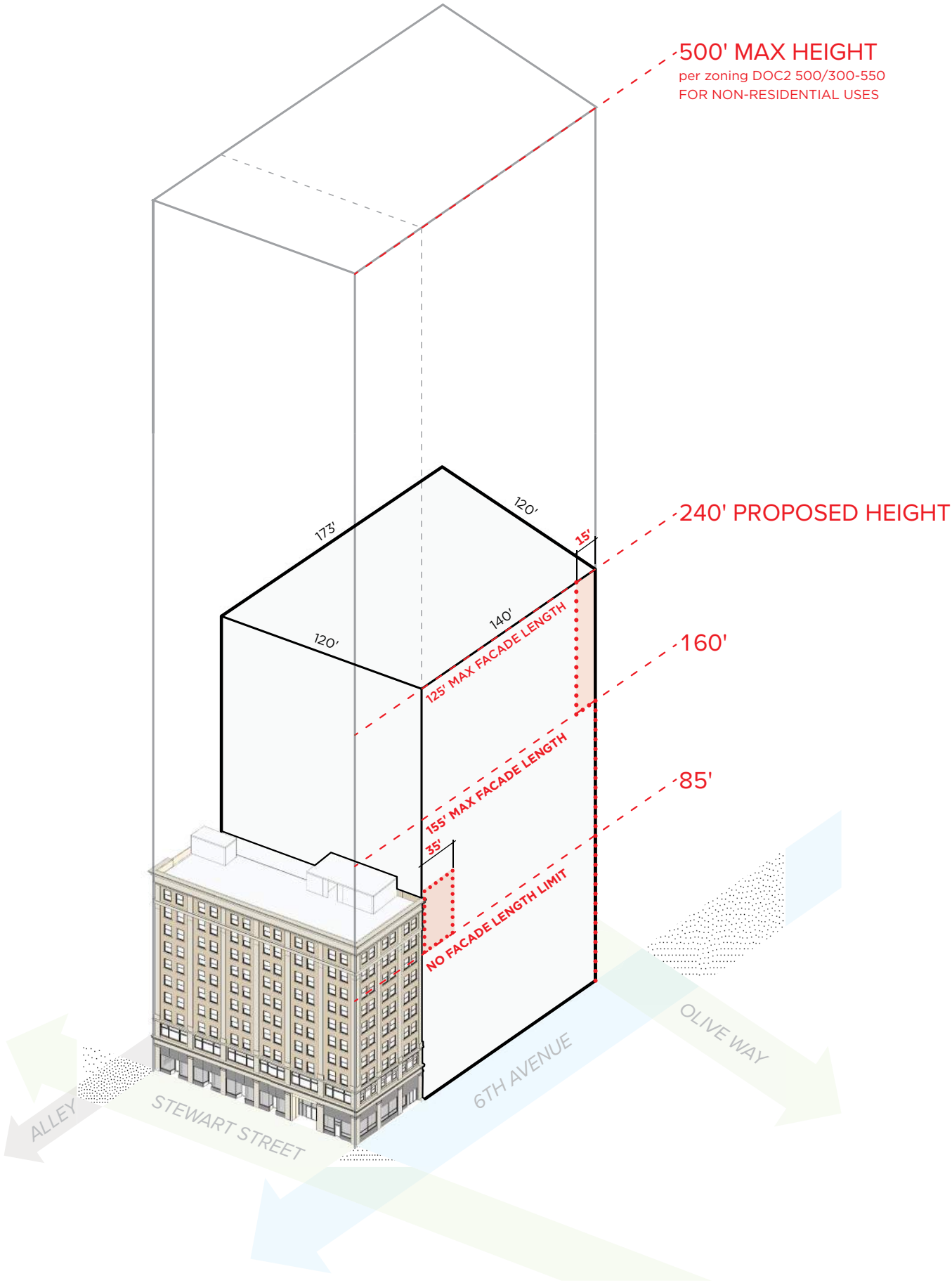


View along Stewart St. looking South

ARCH MASSING CONCEPTS, WITH PCD

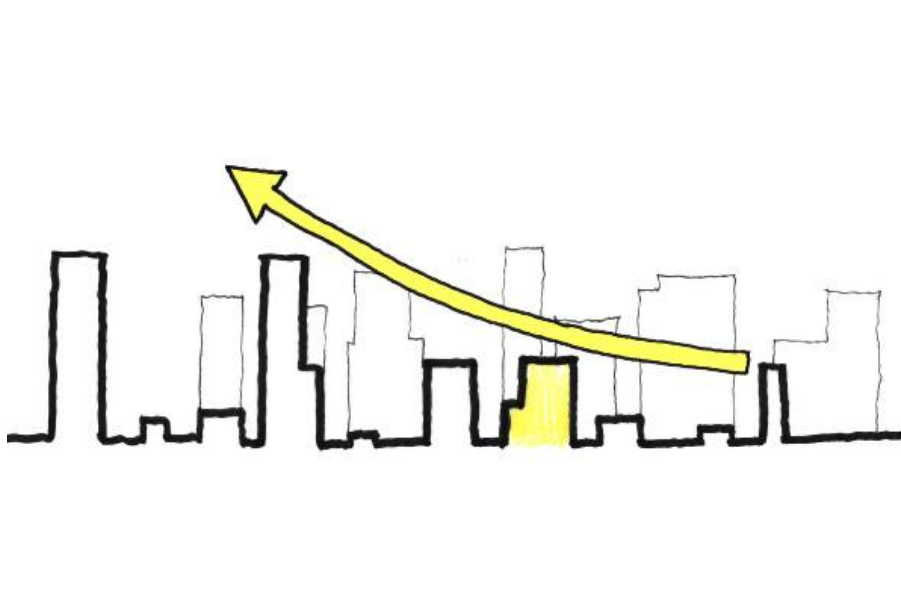
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06_PRESCRIPTIVE ZONING ENVELOPE



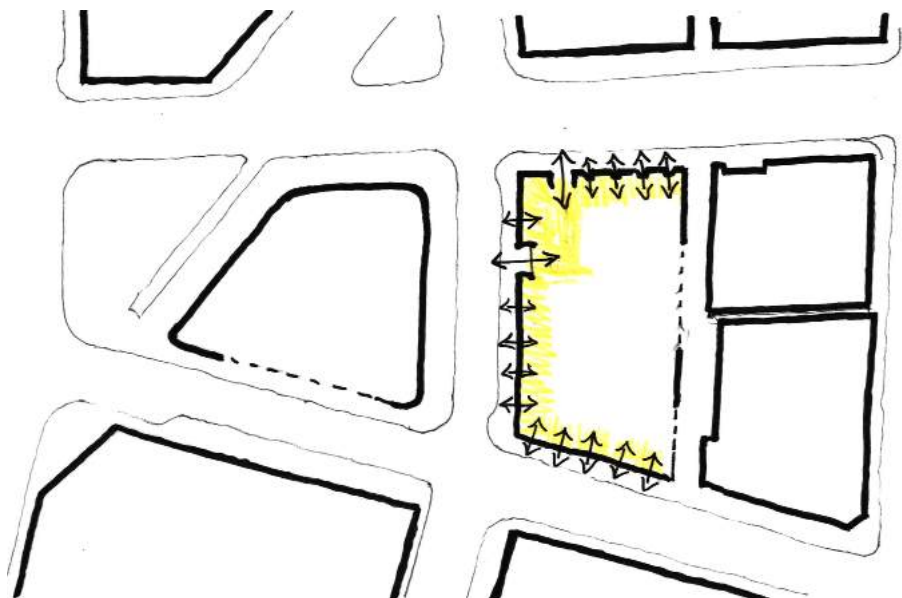
06_GUIDING PRINCIPLES

The following principles are used to guide the development of all three massing schemes at the city scale, the street scale, and the building scale.



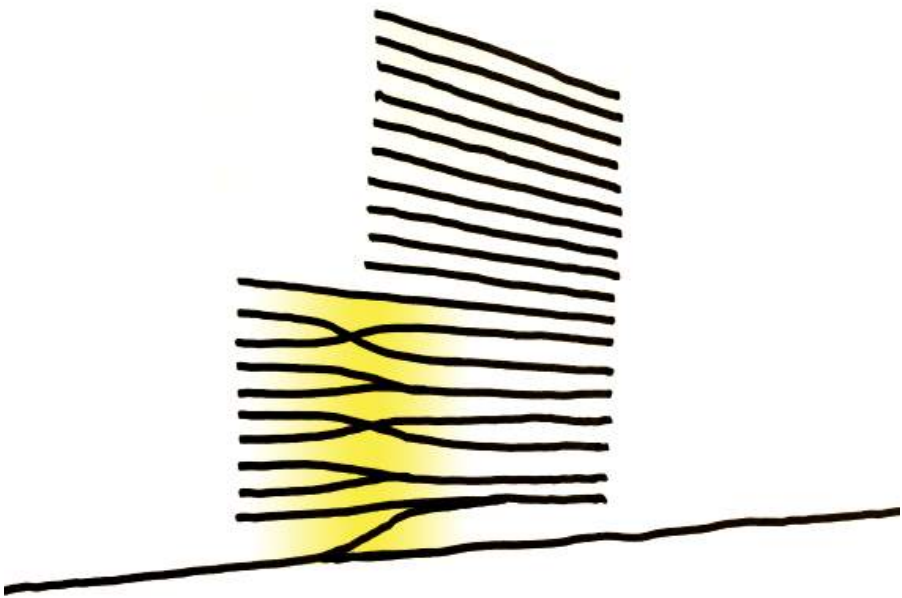
TRANSITIONING URBAN SCALE

At the city scale, the site functions as a transitional zone between the lower heights of the Pike / Pine retail corridor and the higher towers of the Denny Regrade. The scale and height of the proposed tower help to make that transition graceful while establishing appropriate urban form.



ACTIVATING THE PUBLIC REALM

At the street scale, this project fills a missing tooth in the urban fabric and introduces new active frontages that will link the energy of the downtown core to the vibrancy of the Denny Triangle tech blocks. The project employs a mixture of retail, highly transparent lobbies and integrated art pieces to create a lively and inviting public realm.

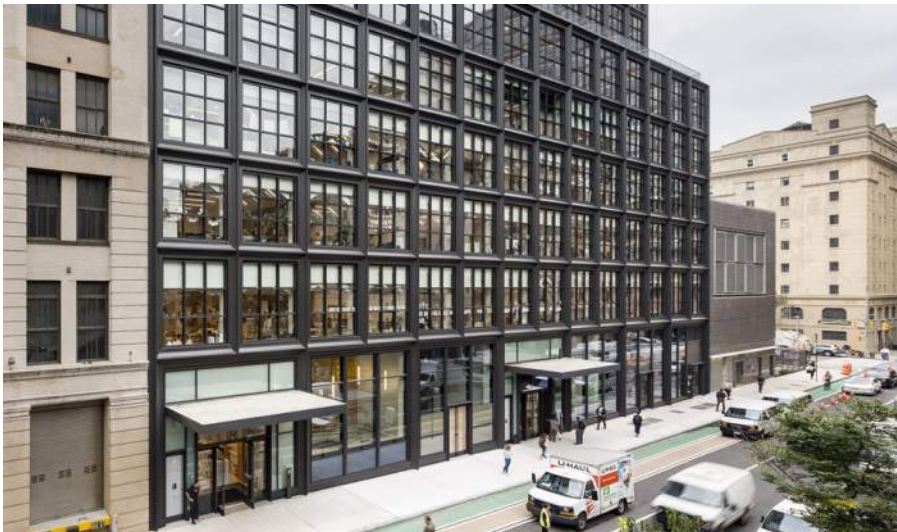


CELEBRATING THE HISTORIC CONNECTION

At the building scale, the project embraces the historic structure as the greatest asset of the site and stitches the new tower into the existing Lloyd Building. The interface between historic and new is celebrated as a unique spatial opportunity and market differentiator.

06_CONCEPT APPROACHES: MODERN ADDITIONS TO HISTORIC STRUCTURES

The following concept drivers describe three distinctly different ways of creating a new, modern addition to a historic landmark structure. These concept drivers help to inform the three architectural massing concepts on the following page. The following concept drivers describe three distinctly different ways of creating a new, modern addition to a historic landmark structure. These concept drivers help to inform the three architectural massing concepts on the following page.



CONCEPT 1: CONTINUITY

Projects employing this approach extend the historic language by referencing the materiality, rhythm, scale and proportion in the new addition. New additions are often deferential to the historic fabric.

CONCEPT 2: CONTRAST

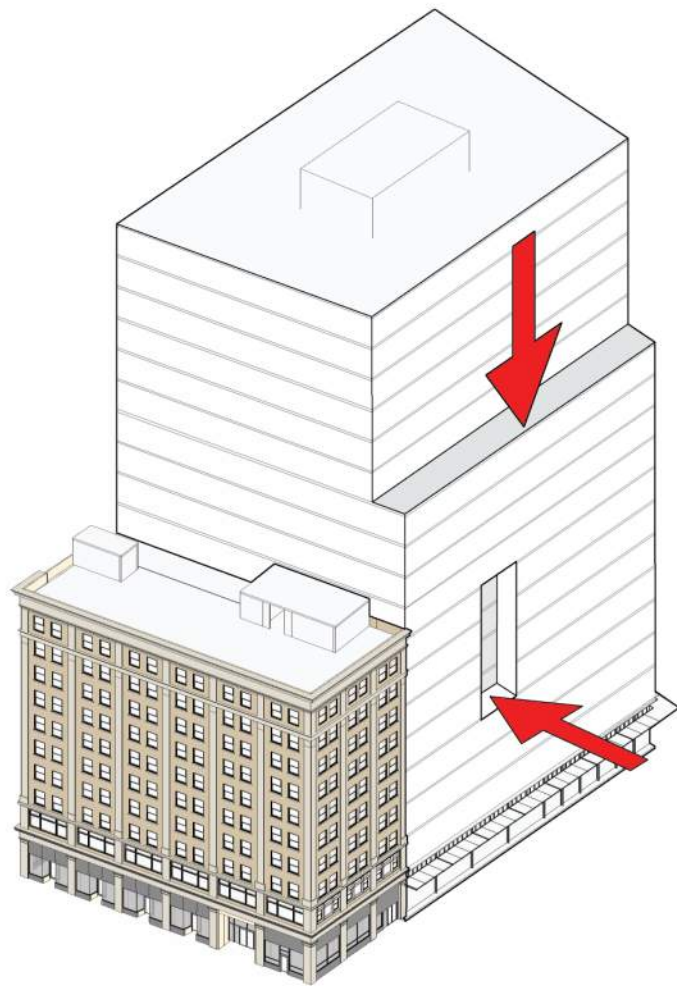
Contrasting additions are clearly differentiated and often take an opposing position to the historic structure. Material choices, rhythm and scale are intentionally distinct as a means to amplify the differences between new and old.

CONCEPT 3: HARMONY

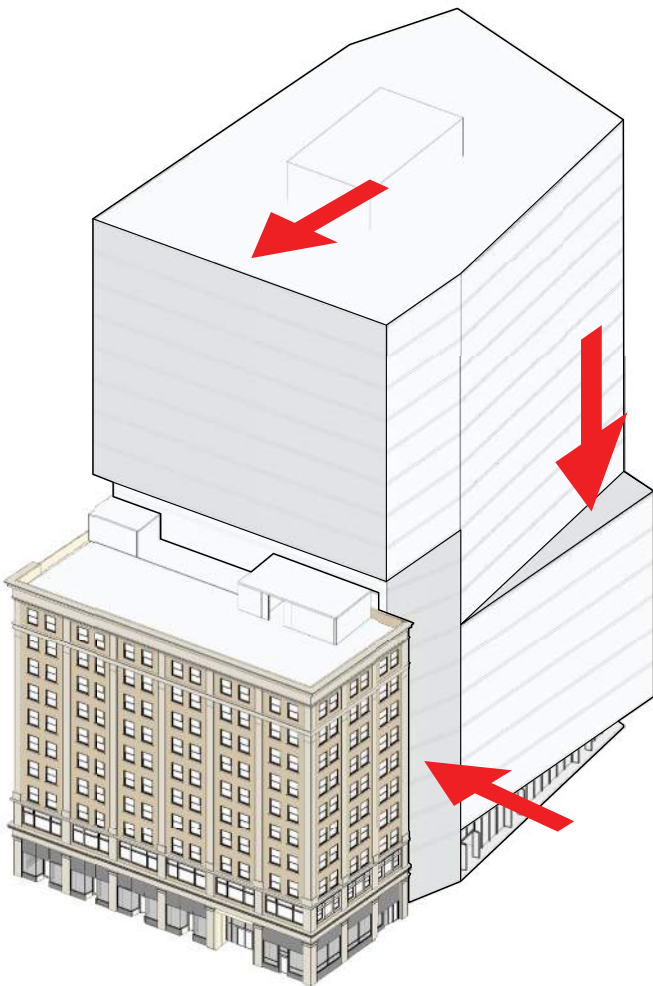
Harmonious interventions employ thoughtful references to the historic structure without overt mimicry. They take a clear position on distinguishing new and old while taking clues from the historic materiality and rhythm. They stitch together new and old in a mutually beneficial manner.

06_ARCHITECTURAL MASSING CONCEPTS

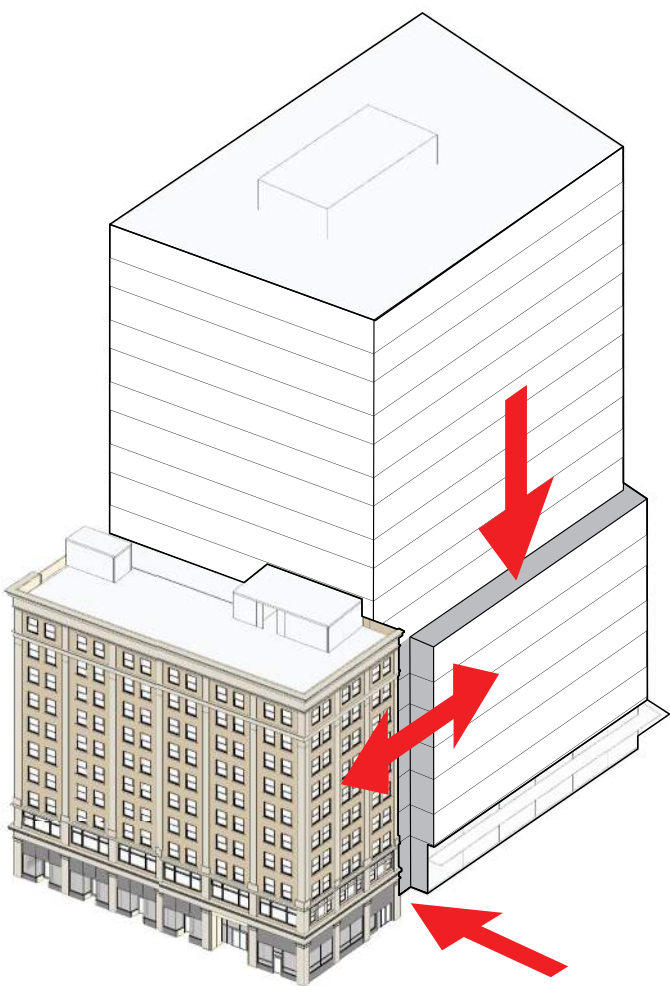
CONCEPT 1
CONTINUITY



CONCEPT 2
CONTRAST



PREFERRED: CONCEPT 3
HARMONY

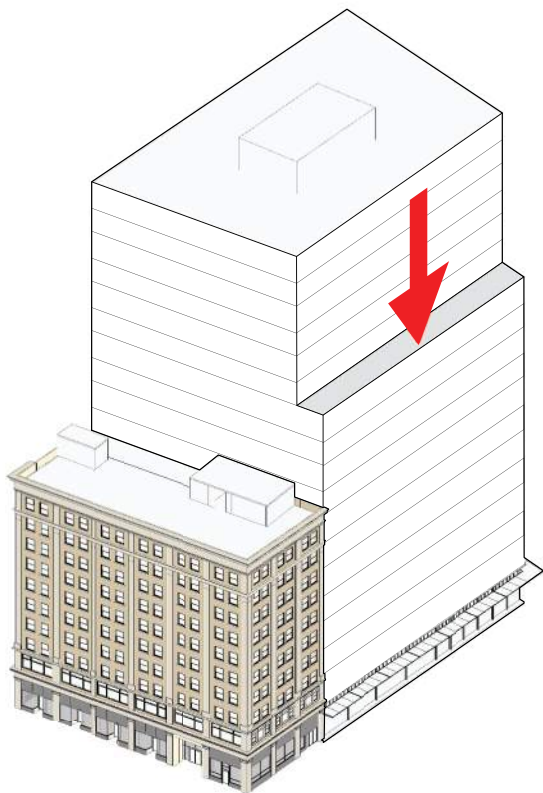


ARCH MASSING CONCEPTS, WITH PCD

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06_ CONCEPT 1: CONTINUITY

Concept 1 continues the historic rhythm of the Lloyd Building facade, with a simple massing setback at the zoning code prescribed height of 160'. The scheme embraces a singular mass and building expression to establish a 2 part language on the site: historic and new. While clearly differentiating old from new, the continuation of the ground level storefront rhythm and facade depth creates a continuous and seamless pedestrian experience along 6th Ave. Separate lobbies are maintained with the historic Lloyd Building lobby off Stewart Street and the new tower lobby off of 6th Ave. The facade treatment of the new tower embraces a gridded expression with similar proportions and scale to the historic Lloyd facade.



View of the NW corner (6th Avenue and Stewart Street)

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06_ CONCEPT 1: CONTINUITY



View of storefront along 6th Avenue

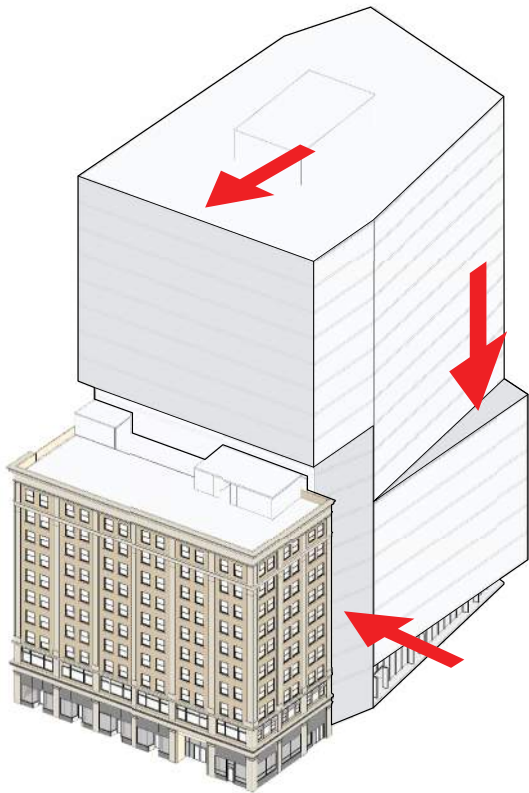
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06_ CONCEPT 2: CONTRAST

Concept 2 aims to provide a distinctly contrasting form from the rectilinear and simple form of the Lloyd Building. The faceted form of the new office tower responds to the subtle shift in the street grid, while also picking up on key datums from the historic Lloyd building facade to inform the massing shifts. The dynamic tower cantilevers over the roof of the historic structure- creating a spatial interlock between the forms. This scheme explores a combined lobby and shared core services between the two structures.



View of the NW corner (6th Avenue and Stewart Street)

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06_ CONCEPT 2: CONTRAST



View of storefront along 6th Avenue

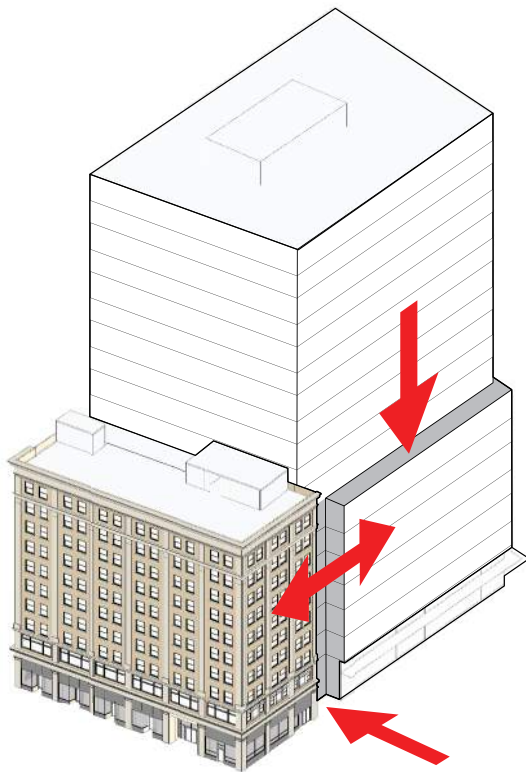
November 12, 2021

ARCH MASSING CONCEPTS, WITH PCD

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06_ CONCEPT 3: HARMONY [PREFERRED]

The preferred concept harmoniously balances the new office tower building mass with the historic Lloyd Building by setting back the upper tower along a key datum of the historic facade, and allowing an expressed podium to pick up on the texture and pedestrian scale of the historic context. The podium mass is separated from the Lloyd building structure by a recessed gasket, which demarcates the building lobby and highlights the ‘spatial stitch’ between the two structures. The proximity and convergence of the two lobbies is celebrated at the gasket with a double height space.



View of the NW corner (6th Avenue and Stewart Street)

ARCH MASSING CONCEPTS, WITH PCD

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06_ CONCEPT 3: HARMONY [PREFERRED]



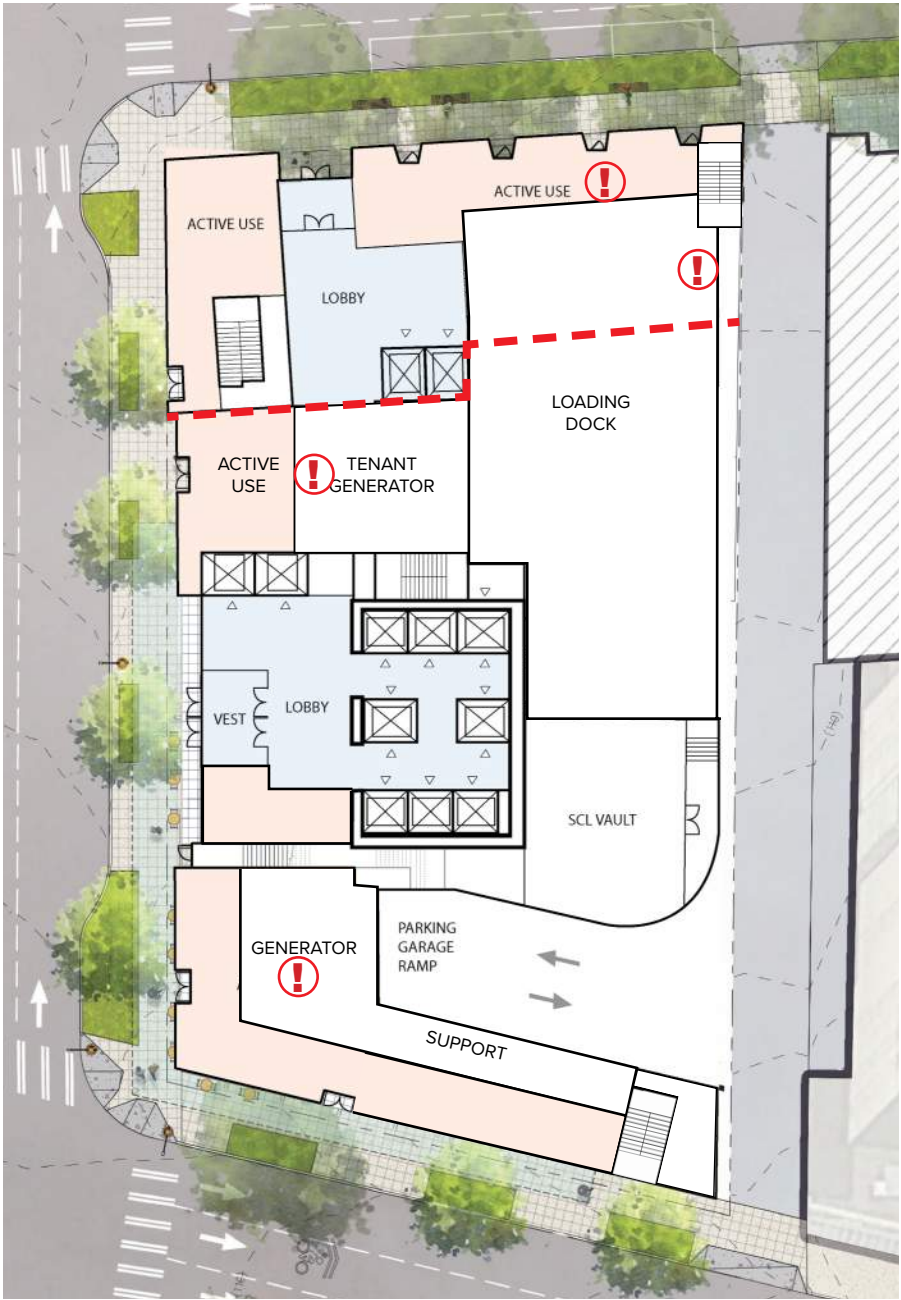
View of storefront along 6th Avenue

November 12, 2021

GROUND LEVEL: CODE COMPLIANT LOADING DOCK ANALYSIS

This scheme assumes no land use code departures:

According to Land Use Code, the combined areas of historic Lloyd and the New Office tower dictate a code requirement of 4 loading berths at 35’ long. The below study shows the impact of a code compliant loading dock scheme on the existing Lloyd building, as compared with the schemes requiring a Type I decision on the subsequent pages.








OPPORTUNITIES:




- Meets prescriptive zoning requirements

CONSTRAINTS:

- Due to increased size of loading dock, other service functions are pushed to center of floor plate, making them un-serviceable from the alley and compromising the lease depths of adjacent retail spaces
- Required size of loading dock pushes into the existing Lloyd building floor plate, requiring the demolition of existing structural columns and floor plates in order to meet code required clearances. Ultimately this compromises the ability to preserve the Lloyd building superstructure and would result in a facade preservation project only (a ‘facadectomy’).

Legend

- | | |
|---|---|
|  Office Lobby |  Building Core & MEP |
|  Street Level Use |  Building Services |
|  Street Level Use: Bicycle Parking Entry | |

- | | |
|---|------------------------------------|
|  | Office Use Pedestrian Access |
|  | Street Level Use Pedestrian Access |
|  | Vehicular Access |

GROUND LEVEL: [PREFERRED]
DEPARTURE ANALYSIS

This scheme assumes the below land use code departures:

23.49.009 Street Level Use

In this scheme, the New Office Tower lobby is adjacent to the historic Lloyd structure within the ‘gasket’. This reduces the active use program along 6th Avenue and triggers a departure for Street Level Use. See pg74 for departure documentation.

23.49.056.D Blank Façade

In order to preserve a marketable and successful retail space along 6th Avenue and Olive Street, thus activating the streetscape, the building generator has been located along Olive Way. This would require a departure for blank facade and would be used as an opportunity for facade activation through the means of an art or media wall. See pg 75 for departure documentation.

TYPE I DECISION:

23.54.035.A Loading Berths Required

A Type I Loading Berth Analysis was submitted with PCD MUP and is under current review. Traffic and loading analysis has determined that 2 loading berths at 35’ in length will be sufficient to service the proposed building program.

Connected lobbies for historic building
and new tower in centralized space



Ground Floor Plan

Legend

- Office Lobby

Street Level Use

Street Level Use: Bicycle Parking Entry
- Building Core & MEP

Building Services

- Office Use Pedestrian Access
- Street Level Use Pedestrian Access
- Vehicular Access

OPPORTUNITIES:

- Loading dock footprint falls outside of existing Lloyd building, preserving the ability to restore and preserve the Lloyd building superstructure
- Retail spaces along street frontages are optimized for marketable lease depths
- Placement of new office tower building lobby at the recessed gasket between historic Lloyd and the New Office Tower ‘reinforces building entry’ and celebrates the connection between new and old

CONSTRAINTS:

- Building generator placement along Olive Street requires code departure for blank facade.
- Loading dock requires Type I decision for reduced loading dock berth quantity
- Due to lobby functions long 6th Avenue, a Street Level Use departure may be required.

HISTORIC FACADE ANALYSIS

The rhythm and order of the historic Lloyd Building provides a distinctive character to the block and serves as a source of inspiration for the development of the podium in various design options.

Future Review Meeting to be scheduled with Landmark ARC to present proposed, historically influenced new adaptation window, storefront and lobby + entry improvements



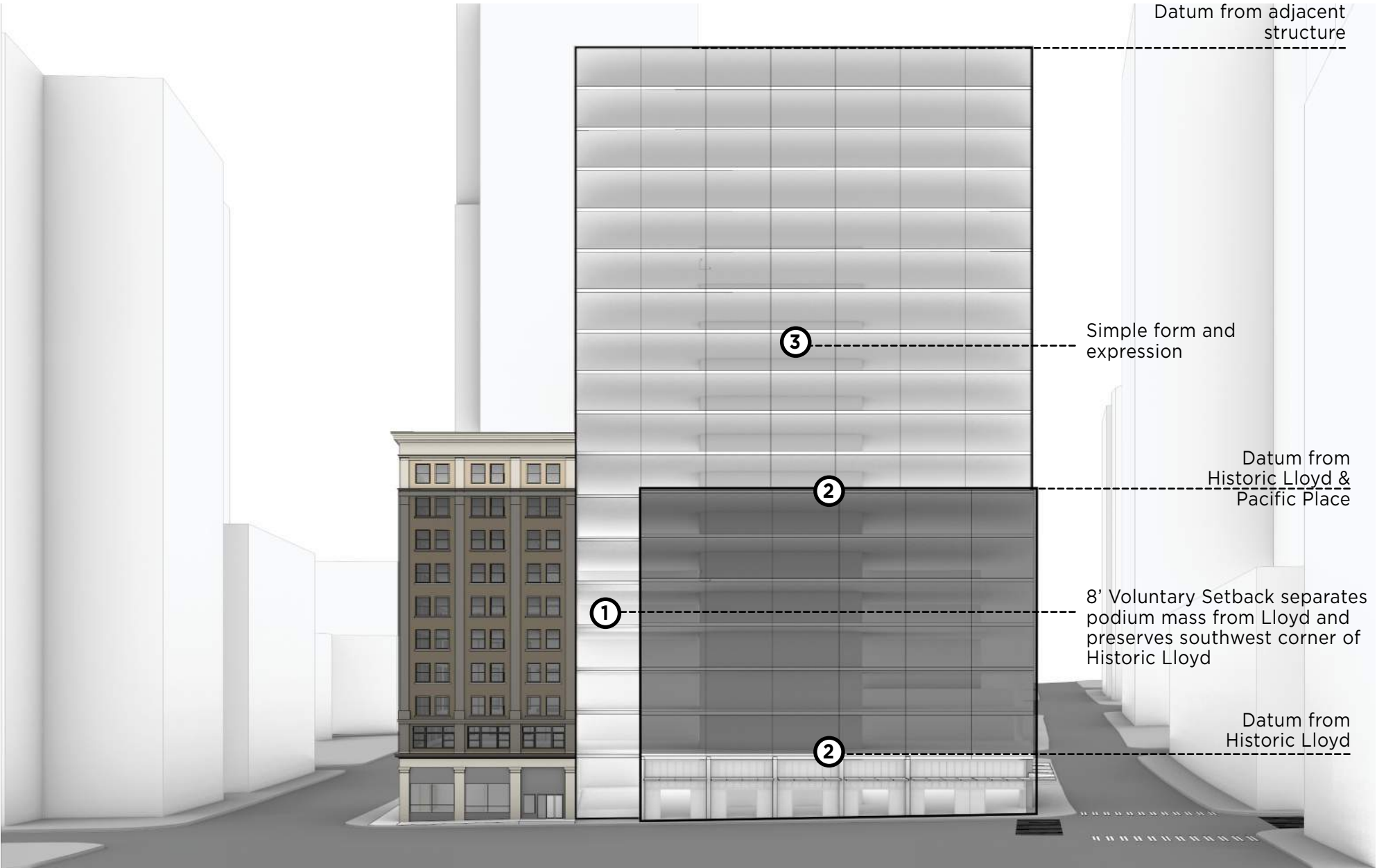
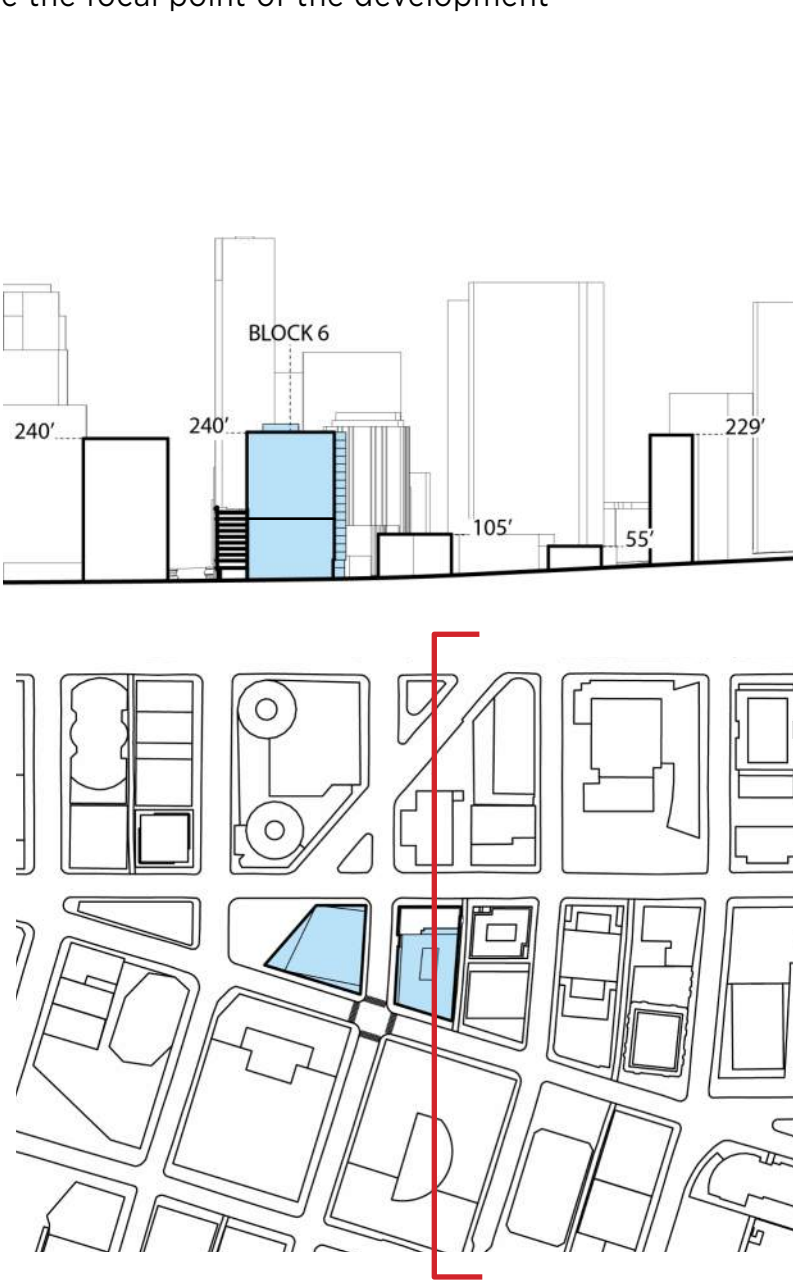
FACADE RELIEF ANALYSIS

ARCH MASSING CONCEPTS, WITH PCD

In Preparation for Upcoming Early Design Guidance

Key Attributes of Preferred Scheme:

- ① Recessed separation between New and Old
- ② Podium height responds to Lloyd facade datum and scale of adjacent context buildings (Pacific Place)
- ③ Simple form and expression respectful of Lloyd, allowing Lloyd to be the focal point of the development

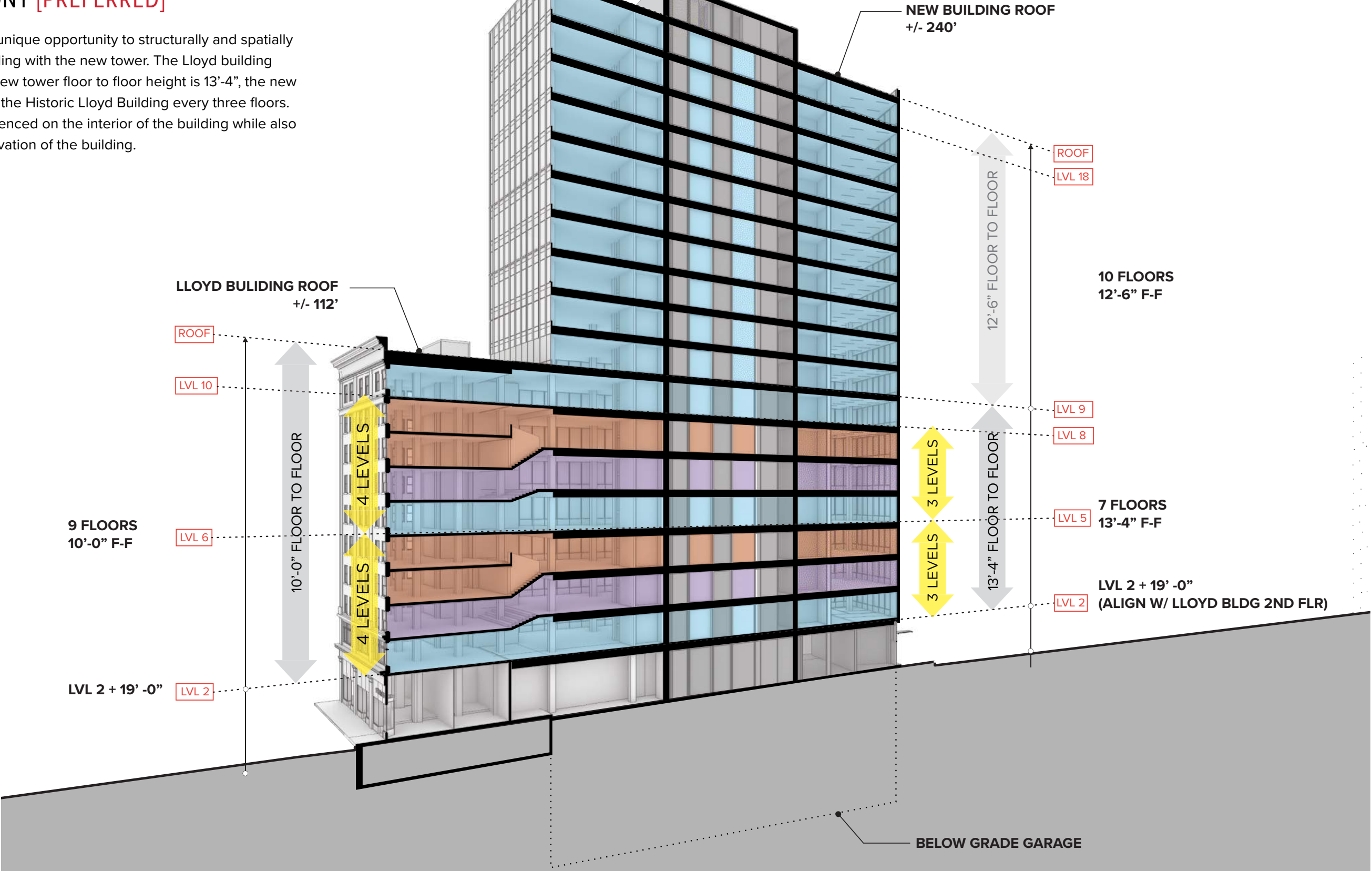


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06_ CONCEPT 3: HARMONY [PREFERRED]

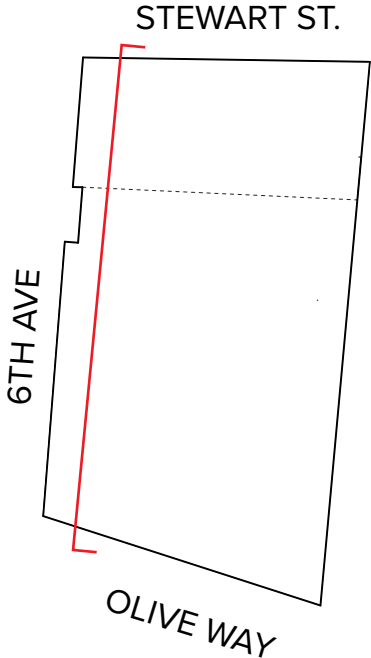
The preferred concept leverages the unique opportunity to structurally and spatially stitch together the existing Lloyd Building with the new tower. The Lloyd building floor to floor height is 10'-0", and the new tower floor to floor height is 13'-4", the new office tower floor plates will align with the Historic Lloyd Building every three floors. This "spatial stitch" condition is experienced on the interior of the building while also being visually evident on the west elevation of the building.



ARCH MASSING CONCEPTS, WITH PCD

In Preparation for Upcoming Early Design Guidance

06_ CONCEPT 3: HARMONY [PREFERRED]



<div><div>ARC Meeting 01 May 14, 2021</div><div>LANDMARKS ARC FEEDBACK:</div><div><div><div>– “10 out of 10!”</div><div>– PCD Massing and transfer of FAR is preferred</div><div>– “Gasket” separation between historic building and new tower is appreciated</div><div>– Very supportive of preserving Lloyd superstructure</div><div>– Support of a new shared lobby between the historic Lloyd building and the new office tower</div><div>– Interest and support over the approach to connecting different floor heights between historic and new</div><div>– Willing to endorse preferred PCD massing to SDCI</div></div></div></div>	<div><div>ARC Meeting 02 November 12, 2021</div><div>PROPOSED TOPICS:</div><div><div><div>– Project Introduction & Overview for new members</div><div>– PCD Proposed Massing</div><div>– Lloyd Rehabilitation strategy</div><div>– Design Review Process & Status</div><div>– Architectural Massing Concepts for New Office Tower</div><div>– Workplan for future ARC Meeting Topics</div></div></div></div>	<div><div>ARC Meeting 03 Date TBD</div><div>PROPOSED TOPICS:</div><div><div><div>– Structural connection & ‘stitch’ between Lloyd floor plates and New Office Tower floor plates</div><div>– Extent & Procedure for selective South Facade removal</div><div>– Structural solutions for bringing Lloyd up to current building codes</div></div></div></div>
<div><div>ARC Meeting 04 Date TBD</div><div>PROPOSED TOPICS:</div><div><div><div>– New Office Tower - podium articulation</div><div>– New Office Tower - tower articulation</div><div>– Treatment of Lloyd East facade following exterior fire stair removal</div></div></div></div>	<div><div>ARC Meeting 05 Date TBD</div><div>PROPOSED TOPICS:</div><div><div><div>– Ground Floor Improvements</div><div>– Building Lobby & Entry Design</div><div>– Roof improvements</div></div></div></div>	<div><div>ARC Meeting 06 Date TBD</div><div>PROPOSED TOPICS:</div><div><div><div>– New Office Tower & Lloyd Ground Floor Improvements Materiality & Color Palette</div><div>– Lloyd Window Replacement Strategy</div><div>– Lloyd Terra Cotta & Brick Restoration Strategy</div></div></div></div>